

**PLANNING AND ZONING COMMISSION  
AGENDA**

**Room 119**

Tuesday, March 25, 2014

8:00 P.M.

Town Hall

**PUBLIC HEARING**

**Continuation of Public Hearing regarding Land Filling & Regrading Application #53-D/Amendment of Site Plan, Darien Athletic Foundation, Darien High School, 80 High School Lane.** Proposing to convert three existing natural turf fields on the High School campus to artificial turf fields, and convert one natural turf practice field to a softball stadium, all over a three year time period, and perform related site development activities. The subject property is located on the north side of High School Lane, approximately 1,100 feet west of its intersection with Middlesex Road, and is shown on Assessor's Map #9 as Lot #80 & #81 in the R-2 Zone.

**Coastal Site Plan Review #288-A, Flood Damage Prevention Application #329-A, Land Filling & Regrading Application #308-A, James Caulfield, Jr., 25 Brush Island Road.** Proposing to construct a new shared driveway and septic system to serve the existing house on Lot #1; and to construct a new single-family residence, pool, associated stormwater management system and septic system on Lot #2; and perform related site development activities within regulated areas. The subject properties are located on the north side of Brush Island Road approximately 1,250 feet west of its intersection with Nearwater Lane, and is shown on Assessor's Map #56 as Lot #17 in the R-1 Zone.

**Coastal Site Plan Review #174-B, Flood Damage Prevention Application #185-B, Land Filling & Regrading Application #85-B, Eric & Katherine Stein, 21-23 Cross Road.** Proposal to demolish existing pool, terrace and driveway, modify a portion of the existing septic system to accommodate the proposed driveway and parking area, install new swimming pool, and terraces, and perform related site development activities within regulated areas. The subject property is located on the south side of Cross Road approximately 50 feet west of its intersection with Hope Drive, and is shown on Assessor's Map #69 as Lots #9 & #10, R-1 Zone.

**Coastal Site Plan Review #193-A, Flood Damage Prevention Application #338, William Zak & Patricia Browne-Zak, 19-25 Five Mile River Road.** Proposing to install a boardwalk, ramp, and float and perform related site development activities within regulated areas. The subject property is located on the east side of Five Mile River Road approximately 600 feet south of its intersection with Tokeneke Road, is situated between #19 and #25 Five Mile River Road, and is shown on Assessor's Map #66 as Lot #4, R-1/2 Zone.

**Business Site Plan #31-F, TTI Realty, LLC, Palmers Market, 264 Heights Road.** Proposal to construct a one-story addition to the northeast corner of Palmer's Market, and perform related site development activities. The subject property is located on the north side of Heights Road approximately 200 feet west of its intersection with Edgerton Street, and is shown on Assessor's Map #75 as Lot #27 in the Designed Commercial (DC) and Noroton Heights Redevelopment Overlay Zones.

**GENERAL MEETING**

**Mandatory Referral #1-2014, Board of Education, Darien High School, 80 High School Lane.** Request for a report regarding the installation of synthetic turf on three existing fields, conversion of an existing practice field to a softball stadium, and related site work. *DEADLINE TO ISSUE REPORT: 4/22/2014.*

**ADJOURN.**